

PLANNING COMMISSION MINUTES

January 3, 2024

1. Auditor Kiepke called the meeting to order at 1:15 P.M.
2. Election of 2024 Planning Commission Officers.
 - Auditor Kiepke called for nominations of Chairperson. Lewis Bainbridge nominated Bruce Haines, Mike Blaaid second the nomination. Ray Gosmire called to cease nominations and cast a unanimous vote, seconded by Lewis Bainbridge. Hearing no other nominations, Bruce Haines was unanimously voted as Chairperson.
 - Auditor Kiepke called for nominations of Vice Chairperson. Chris Nebelsick nominated Steve Thiesse, Mike Blaaid second the nomination. Chris Nebelsick called to cease nominations and cast a unanimous vote, seconded by Ray Gosmire. Hearing no other nominations, Steve Thiesse was unanimously voted as Vice Chairperson.
 - Auditor Kiepke turned the meeting over to the Chairperson.
3. Roll call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Ray Gosmire, Mike Blaaid, Chris Nebelsick, Jeff Bathke & Karen Wegleitner.
 - Absent: Dave Anderson.
 - Guests: Jason Nedved, Mark Herbst, Chris Wilson, Gary Kingsbury, Darold Roth, Gene Stehly, & Melisa Crago.
4. Consider the proposed agenda.
 - Motion by Chris Nebelsick, seconded by Ray Gosmire, to approve the proposed agenda. All members voted aye, motion carried.
5. Declare conflicts of interest. None.
6. Consider the previous minutes. Motion by Mike Blaaid, seconded by Chris Nebelsick, to approve the December 5, 2023 proposed minutes. All members voted aye, motion carried.
7. Public input for items not on the agenda. Hearing none, the meeting continued.
8. Consider a Conditional Use application for the expansion of an existing concentrated animal feeding operation from 960 animal units to 1,920 animal units in the Agricultural District; at the request of Ryan Storm.

This request is located in SE1/4 of Section 19, T 101 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Conditional Use application. The applicant called in to answer questions.

Discussion: Ryan Storm would like to build two more barns on the proposed location to expand his existing CAFO and is in the process of obtaining a state permit. The dough out shown on Ryan's property has been filled in and the natural drainage way will be maintained and unaltered.

Mark Herbst, an abutting neighbor, addressed his concerns about building on proposed land instead of existing location, snow drifts on 401st Ave. and building next to a blue line creek. Ryan explained building on the new location instead of existing is for disease resistance and the placement of the barns is to conserve agricultural producing land as the land in the corner is not typically farmed. He believes snow drifts will not be an issue as the barns will be far enough back and they will take care of any snow. Ryan stated the

creek in question was not a concern from the office he spoke to, and the drainage will not be changed or effected.

The board was curious if the barns could be positioned north and south but due to air ventilation barns are usually placed east and west. Davison County Ordinance does not have setbacks for water classified as a blue line, but for drinking water supply and fisheries. The board would like DANR to determine the classification of the creek in question.

- Motion by Lewis Bainbridge, seconded by Chris Nebelsick, to recommend approval of the Conditional Use Permit to the Board of Adjustment subject to the determination of the classification of the creek in question by DANR.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaaid – aye, Anderson – absent, motion carried.

9. Consider a Variance application for the expansion of an existing concentrated animal feeding operation requested by Ryan Storm of:

1. +/- 200', creating a side yard setback of +/- 100' from the proposed finishing barn on the north side, where the required setback is 300'.
2. +/- 200', creating a front yard setback of +/- 100' from the proposed finishing barn on the east side, where the required setback is 300'.

This request is located in SE1/4 of Section 19, T 101 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance application. The applicant called in to answer questions.

Discussion: The proposed 100' setbacks are to preserve agricultural producing land. The board asked if 401st Ave. is a bus route, who maintains the road and is there a road agreement in place. Ryan believes 401st Ave. is not a bus route, the county takes care of 401st Ave., and there is no road agreement due to the size of the operation. The board asked if trees will be planted around the barns, but Ryan has no intentions of doing so to help with air flow. The idea for now is to plant grass and put it up for hay. Mark Herbst still has concerns of snow drifts. There is a shelterbelt a quarter mile to the north and to the northwest of the barns there are native grasses that will help stop some of the snow from drifting.

- Motion by Steve Thiesse, seconded by Ray Gosmire, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaaid – aye, Anderson – absent, motion carried.

10. Consider a Variance application requested by Gene & Craig Stehly of:

1. +/- 18 acres, creating a lot size of +/- 7 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in NW1/4 of Section 34, T 104 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance application. The applicant was present to answer questions.

Discussion: Gene Stehly is platting out 7 acres for future development. The proposed 7 acres and surrounding land is owned by family.

- Motion by Steve Thiesse, seconded by Lewis Bainbridge, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – absent, motion carried.

11. Consider a Plat of Tract 1 of Gene's Addition in the NW1/4 of Section 34, T 104 N, R 61, West of the 5th P.M., Davison County, South Dakota; at the request of Gene & Craig Stehly.

This request is located in NW1/4 of Section 34, T 104 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: The Plat will have access for an approach off 403rd Ave. Approval of the approach will need to come from the county. No comments or concerns on the Plat.

- Motion by Mike Blaalid, seconded by Ray Gosmire, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – absent, motion carried.

12. Consider a Plat of Tract 1A of Nedved Addition in the NE1/4 of the SE1/4 of Section 8, T 102 N, R 60 W of the 5th P.M. Davison County, South Dakota; at the request of Jason & Aaryona Nedved.

This request is located in Tract 1 of Nedved Addition in the NE1/4 of the SE1/4 of Section 8, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota.

Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: Jason Nedved is replating his land to build a new shed. The proposed location will be built over a property line and to comply with our Ordinance, he is replating to add land and to vacate the problem property line.

- Motion by Chris Nebelsick, seconded by Ray Gosmire, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – absent, motion carried.

13. Consider a Conditional Use application to construct and operate an indoor shooting range in the Agricultural Residential District; at the request of Firesteel Sportsman Club.

This request is located in SW1/4 of Section 19, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Conditional Use application. The applicant was present to answer questions.

Discussion: Firesteel Sportsman Club would like to build a new indoor shooting range for rifles on land owned by Davison County. Gary Kingsbury was present to represent Firesteel Sportsman Club and is part of the Davison Shooting Club which is located near the proposed new shooting range. Gary explained they are looking at about a 350' building going east and west and about 50' wide with anywhere from 4 to 8 lanes. They haven't looked at any designs as they are concentrating on different backstops. He is unsure if the new building will be attached to the Davison Shooting Club, but any design they are looking at will go to commission for approval. The only thing stopping them from attaching the building is the septic tank on the southwest side of the Davison Shooting Club. They are looking at building a tin building. The board was curious if any

grants are available, and Gary said there are some available they are looking into. The board questioned if the rodeo grounds to the north are utilized and if anyone uses the entrance that cuts between the trees. Gary believes the rodeo grounds are still in use, but he hasn't seen anyone use the entrance since the Davison Shooting Club was build 30 years ago. The board asked if Firesteel Sportsman Club will meet with the 4-H Board with building location plans as they have plans as well and need to make sure everything lines up. The proposed application is being approved for a shooting range on the stated legal description and the proposed location on the land can be moved somewhere else on the stated legal description if needed. The board has concerns of bullets leaving the building as accidents do happen, but Gary stated they will have buffers inside the range.

- Motion by Mike Blaalid, seconded by Chris Nebelsick, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – absent, motion carried.

14. Consider a Conditional Use application to allow an off-site sign; at the request of Mitchell Quarry.

This request is located in SW1/4 of Section 2, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Adminstrator Wegleitner gave an explanation of the Conditional Use application . The applicant was present to answer questions.

Discussion: Mitchell Quarry would like to put up an advertisement and directional sign on land owned by Marilyn Strand. The proposed sign would be around 7' x 21' with 2 to 3 posts and the height is unknown. They would like the sign to sit in the fence line going east and west with the sign facing north and west. Their goal is to be able to see the sign from Hwy 37 as they are unable to get space on Hwy 37. The board asked if the sign would be lighted. Mitchell Quarry stated the sign will be, but they don't know if they will ever use them due to hours of operation are during the daylight and their main goal is to attract truck drivers. Their sign will be slightly advertisement and to attract drivers who are already on their way. The board has concerns of the sign being seen with the incoming shelterbelts and grain bins from the soybean plant. We don't have a height requirement, but only a square footage requirement of 600 square feet.

- Motion by Mike Blaalid, seconded by Chris Nebelsick, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – absent, motion carried.

15. Consider a Variance application requested by Mitchell Quarry of:

1. +/- 75', creating a setback of +/- 0' from the proposed sign to the south property line, where the minimum front yard setback is 75' in the Agricultural District.

This request is located in SW1/4 of Section 2, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Adminstrator Wegleitner gave an explanation of the Variance application . The applicant was present to answer questions.

Discussion: Mitchell Quarry and Strands would like to put their sign right in the fence line. DOT requires any sign off a state HWY to be 660' from the middle of the HWY and county requires any sign to be 75' from fence line. DOT contacted our office after

Mitchell Quarry submitted their application stating they will require an additional 10' of the R-O-W to the north for the incoming turning lane for the Soybean Plant. They sent me a preliminary plan showing the proposed sign will be in the way of the construction of the turning lane. Currently, the R-O-W is 33' and the additional 10' will make it 43'. The plan is only preliminary, and DOT could require more than 10'.

- Motion by Mike Blaalid, seconded by Chris Nebelsick, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – nay, Thiesse – nay, Gosmire – nay, Bainbridge – nay, Nebelsick – nay, Blaalid – nay, Anderson – absent, motion denied.

16. Consider a Plat of Lots 13 thru 21 and Meadows Court of Iverson's Addition, located in Lot B of the SE1/4 of Section 33, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Kyle & Melisa Crago.

This request is located in Lot B of the SE1/4 of Section 33, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: Kyle & Melisa Crago are platting the rest of Lot B for their kids to build on and have no plans to sell the remaining lots. They have options for access to water.

- Motion by Chris Nebelsick, seconded by Mike Blaalid, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – absent, motion carried.

17. Additional Comments from the Group

- None

18. Set date and time for next meeting – February 6, 2024 @ 1:15 P.M.

19. At 2:47 PM, a motion was made by Lewis Bainbridge, seconded by Ray Gosmire, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

February 6, 2024

1. Chairman Haines called the meeting to order at 1:15 P.M.
2. Roll call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Mike Blaalid, Ray Gosmire, Dave Anderson, Steve Thiesse, Chris Nebelsick, & Karen Wegleitner.
 - Absent: Jeff Bathke & Lewis Bainbridge.
 - Guests: Alan & Shirley Bowman, Samantha Olson & Tonner Bowman.
3. Consider the proposed agenda.
 - Motion by Chris Nebelsick, seconded by Mike Blaalid, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Dave Anderson, to approve the January 3, 2024 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a Variance application requested by Tonner Bowman of:
 1. +/- 53', creating a setback of +/- 22' from the grain bin to the south property line, where the front yard setback is 75' in the Agricultural District.
 2. +/- 31', creating a setback of +/- 44' from the shed to the east property line, where the front yard setback is 75' in the Agricultural District.
 3. +/- 25', creating a setback of +/- 25' from the shed to the proposed south property line, where the side yard setback is 50' in the Agricultural District.
 4. +/- 19', creating a setback of +/- 31' from the proposed shed to the proposed south property line, where the side yard setback is 50' in the Agricultural District.
 5. +/- 15.7 acres, creating a lot size of +/- 9.3 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in Lot A in the SE1/4 of Section 17, T 104 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance application. The applicant was present to answer questions.

Discussion: Tonner has plans to live on the property. Lot 1, the 9.3 acres, will be under a contract for deed and lot 2, the 1 acre, was created so the bank will finance the new building. In the future he plans on owning the remaining land. There are some buildings on the property he plans on removing.

- Motion by Chris Nebelsick, seconded by Steve Thiesse, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – absent, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

8. Consider a Plat of Lots 1 and 2 of Bowman's Addition in the SE1/4 of Section 17, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Tonner Bowman.

This request is located in Lot A in the SE1/4 of Section 17, T 104 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: There are no access issues to the lots or remaining land. No comments or concerns on the Plat.

- Motion by Chris Nebelsick, seconded by Ray Gosmire, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

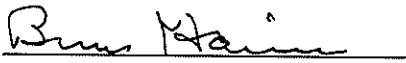
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – absent, Nebelsick – aye, Blaallid – aye, Anderson – aye, motion carried.

9. Additional Comments from the Group

- None

10. Set date and time for next meeting – March 5, 2024 @ 1:15 P.M.

11. At 1:30 P.M., a motion was made by Steve Thiesse, seconded by Ray Gosmire, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

March 5, 2024

1. Chairman Haines called the meeting to order at 1:15 P.M.
2. Roll call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire, Mike Blaalid, Chris Nebelsick, Jeff Bathke & Karen Wegleitner.
 - Absent: None.
 - Guests: Lance Olsen and Henry Bartscher.
3. Consider the proposed agenda.
 - Motion by Chris Nebelsick, seconded by Mike Blaalid, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Dave Anderson, seconded by Steve Thiesse, to approve the February 6, 2024 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a variance application requested by Focus Land & Cattle LLC of:
 1. +/- 30', creating a setback of +/- 45' from the house to the north property line, where the front yard setback is 75' in the Agricultural Residential District.
 2. +/- 15.267 acres, creating a lot size of +/- 9.733 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.

This request is located in N1/2 of the NE1/4 of Section 8, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the variance application. The applicant was not present to answer questions.

Discussion: Applicant bought the property with plans to Plat and sell the farmstead. The board discussed why have a 25 acres requirement if we allow under the required amount and how the required acres came about. This application falls under Section 4:07(1), which allows the acres to be a minimum of 3 acres due to the site being a farmstead. The board questioned why we are asking for setback variances if this is an existing farmstead, and it is due to the existing property lines being changed and creating a new parcel.

- Motion by Chris Nebelsick, seconded by Lewis Bainbridge, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – nay, motion carried.

8. Consider a Plat of Tract 1 of Tupper's Addition in the NE1/4 of the NE1/4 of Section 8, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Focus Land & Cattle LLC.

This request is located in N1/2 of the NE1/4 of Section 8, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was not present to answer questions.

Discussion: The only concern was if the fence was in the right-of-way on 408th Ave., since it is a 100' right-of-way instead of 66' and the fence is on the applicant's property.

- Motion by Chris Nebelsick, seconded by Mike Blaalid, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

9. Consider a variance application requested by Lance & Larry Olsen of:

1. +/- 16.97 acres, creating a lot size of +/- 8.03 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in NE1/4 of Section 4, T 102 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the variance application. The applicant was present to answer questions.

Discussion: Lance Olsen explained the house was built in 2002 and is their dad's current residence. They plan on selling the house in the future. The applicant farms the remaining ground surrounding the residence. He would like to keep the south access to the field for ease of access.

- Motion by Steve Thiesse, seconded by Chris Nebelsick, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaallid – aye, Anderson – nay, motion carried.

10. Consider a Plat of Olsen Tract 1, a Subdivision of the NE1/4 of Section 4, T 102 N, R 61, West of the 5th P.M., Davison County, South Dakota; at the request of Lance & Larry Olsen. This request is located in NE1/4 of Section 4, T 102 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: No concerns or comments on Plat.

- Motion by Chris Nebelsick, seconded by Ray Gosmire, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaallid – aye, Anderson – aye, motion carried.

11. Consider a variance application requested by Henry & Lesley Bartscher of:

1. +/- 20', creating a setback of +/- 30' from the proposed house to the north property line, where the side yard setback is 50' in the Agricultural District.
2. +/- 25', creating a setback of +/- 50' from the proposed house to the east property line, where the front yard setback is 75' in the Agricultural District.
3. +/- 24 acres, creating a lot size of +/- 1 acre, where the minimum lot size is 25 acres for a residence in the Agricultural District.
4. +/- 4.556 acres, creating a lot size of +/- 20.444 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in S.56 Rods of the SE1/4 of the SE1/4 of Section 19, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the variance application. The applicant was present to answer questions.

Discussion: Henry Bartscher had to Plat his land due to being described by measurements and decided to create a 1-acre lot for his son to place a house on. Achieving a 3-acre parcel was difficult due to the shape of his property, wanting to keep his shelterbelt and access to the other side of his property. The access off 260th street is too wet to use.

The board would like to see the house moved back to the 75' setback instead of the proposed 50' to the east property line. They are okay with the proposed 30' setback on the north side but would be difficult to add trees due to the distance between house and property line.

Henry explained the placement of the house is due to the waterway just west of the proposed house. Angling the house and garage will help maintain the 75' to the east and not mess with the waterway. Henry will have to determine if he will need a rear setback from the west due

to pushing the house back. He will measure and let us know before the Board of Adjustment meeting next Tuesday.

Henry explained there is a rural water line that goes through his property and the driveway will start from the southeast corner and curve up to the garage. He is unaware of any easements for the rural water line.

- Motion by Ray Gosmire, seconded by Steve Thiesse, to recommend approval of the Variance Permit with the recommendation to remove the variance of +/- 25', creating a setback of +/- 50' from the proposed house to the east property line, where the front yard setback is 75' in the Agricultural District to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye,
Blaalid – aye, Anderson – nay, motion carried.

12. Consider a Plat of Tract 1 and Tract 2 of Hank's Addition in the SE1/4 of the SE1/4 of Section 19, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Henry & Lesley Bartscher.

This request is located in S.56 Rods of the SE1/4 of the SE1/4 of Section 19, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: No concerns or comments on Plat.

- Motion by Chris Nebelsick, seconded by Lewis Bainbridge, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye,
Blaalid – aye, Anderson – aye, motion carried.

13. Additional Comments from the Group

- None

14. Set date and time for next meeting – April 2, 2024 @ 7:00 P.M.

15. At 2:37, a motion was made by Steve Thiesse, seconded by Mike Blaalid, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

April 2, 2024

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Ray Gosmire, Mike Blaalid, Chris Nebelsick, Jeff Bathke & Karen Wegleitner.
 - Absent: Dave Anderson.
 - Guests: Doug & Joy Schley, Jenna & David Byrd, Mark Jenniges, Tara Volesky, & Derek Mueller.
3. Consider the proposed agenda.
 - Motion by Chris Nebelsick, seconded by Steve Thiesse, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. Lewis Bainbridge will recuse himself from agenda item # 8.
5. Consider the previous minutes. Motion by Mike Blaalid, seconded by Chris Nebelsick, to approve the March 5, 2024 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a Plat of Lots A, B and C of Fawn Creek Addition, a Subdivision of previously platted Lot No. 3, in the W1/2 of the W1/2 of Section 31, T 104 N, R 60 W of the 5th P.M. Davison County, South Dakota; and Lots D and E of Fawn Creek Addition, a Subdivision of previously platted Lot No. 3 and of Irregular Tract No. 2 within Lot No. 3, in the W1/2 of the W1/2 of Section 31, T 104 N, R 60 W of the 5th P.M. Davison County, South Dakota; at the request of City of Mitchell.

This request is located in Lot No. 3 in W1/2 of the W1/2 & IT No. 2 in the W1/2 of the W1/2 of Section 31, T 104 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: Mark Jenniges from the city was present to explain the Plat. The city is platting to clean up legal descriptions in the area for future projects and land exchanges. There is an access easement from 406th all the way to Lot D.

 - Motion by Steve Thiesse, seconded by Ray Gosmire, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – absent, motion carried.

8. Consider a Conditional Use application to construct a wind energy tower in the Ag District; at the request of L & C Bainbridge Land LLC .

This request is located in SE1/4 of Section 12, T 101 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Conditional Use application . The applicant was present to answer questions.

Discussion: Lewis would like to build a wind energy tower to supplement energy for the farm. The tower will be 100' and turbines will be 31' in diameter with a total height of 116.5'. He has no plans to sell energy.

 - Motion by Mike Blaalid, seconded by Chris Nebelsick, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – recused, Nebelsick – aye, Blaalid – aye, Anderson – absent, motion carried.

9. Consider a variance application requested by Derek Mueller of:

1. +/- 45', creating a setback of +/- 5' from the proposed building to the south property line, where the rear yard setback is 50' in the Ag District.

This request is located in Tract 1 of DJM Addition in the NW1/4 of Section 9, T 101 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the variance application. The applicant was present to answer questions.

Discussion: Derek would like to build a feed mill for personal use on the farm. He is asking for a variance due to the lack of space to build on his property. The land to the west is farmed and placing the building anywhere else would be in the way of the truck route. The surrounding land is owned by family.

- Motion by Chris Nebelsick, seconded by Lewis Bainbridge, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – absent, motion carried.

10. Consider a variance application requested by Doug & Joy Schley of:

1. +/- 25', creating a setback of +/- 25' from the proposed house to the proposed north property line, where the rear yard setback is 50' in the Ag District.
2. +/- 13.01 acres, creating a lot size of +/- 11.99 acres, where the minimum lot size is 25 acres for a residence in the Ag District.
3. +/- 23.54 acres, creating a lot size of +/- 1.46 acres, where the minimum lot size is 25 acres for a residence in the Ag District.

This request is located in Lot A-1, Subdivision of Lot A in the SW1/4 of Section 26, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota.

Deputy Administrator Wegleitner gave an explanation of the variance application. The applicant was present to answer questions.

Discussion: Doug & Joy are platting out land for their daughter to build a house on. They are asking for the 25' variance for the north property line to be farther away from the floodplain. They are buying 50' of land to the east to meet the 50' side yard setback and to be out of the floodplain. Lot 2 is only +/- 1.46 acres due to the floodplain and other structures on the property. They will share the same driveway.

- Motion by Lewis Bainbridge, seconded by Mike Blaalid, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – absent, motion carried.

11. Consider a Plat of Lots 1 and 2 of Schley Addition in the SW1/4 of Section 26, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Doug & Joy Schley.

This request is located in Lot A-1, Subdivision of Lot A in the SW1/4 of Section 26, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota.

Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: There is an access easement for the driveway. No comments or concerns with the Plat.

- Motion by Mike Blaaid, seconded by Ray Gosmire, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaaid – aye, Anderson – absent, motion carried.

12. Consider a Plat of Tract 1 of Volesky Properties Addition, in the West 7 Rods of the NE1/4 of the NE1/4; and in Lot 3B of the NW1/4 of the NE1/4 of Section 26, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Volesky Properties LLC.

This request is located in West 7 Rods of the NE1/4 of the NE1/4 & Lot 3B of the NW1/4 of the NE1/4 of Section 26, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: Tract 1 is being platted to sell in the near future. The applicant has future plans for the rest of the property. Tract 1 has existing access off of Hwy 38.

- Motion by Chris Nebelsick, seconded by Ray Gosmire, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaaid – aye, Anderson – absent, motion carried.

13. Additional Comments from the Group

- None

14. Set date and time for next meeting – May 7, 2024 @ 7:00 P.M.

15. At 8:00 PM, a motion was made by Steve Thiesse, seconded by Lewis Bainbridge, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

May 7, 2024

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire, Mike Blaalid, Chris Nebelsick, Jeff Bathke & Karen Wegleitner.
 - Absent: None.
 - Guests: Jordan & Nicole Gerlach, Brent, Peggy, Mollie & Brad Greenway, Jason Carpenter, Scott Blacksten, Daren Long, Loren & Preston Skinner, Albert Juffer, & Ray Trudeau.
3. Consider the proposed agenda.
 - Motion by Chris Nebelsick, seconded by Dave Anderson, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Lewis Bainbridge, seconded by Steve Thiesse, to approve the April 2, 2024 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a variance application requested by Scott Blacksten to rebuild on an existing pad with an additional 2' for footings in the Agricultural District. According to the current Zoning Ordinance, the property does not meet the front (75') or rear yard (50') setbacks due to only being 108.29' deep.

This request is located in W.190' of the S.311.5' of the N.711.5' of the SW1/4 of Section 2, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota.

Deputy Administrator Wegleitner gave an explanation of the Variance application. The applicant was present to answer questions.

Discussion: The applicant, Scott Blacksten, lost his building due to a fire and would like to rebuild on the existing pad. He is unable to meet the setbacks due to the lot being under the 150' minimum lot width set forth in the Ordinance. The board discussed if the building would encroach on the RR ROW with the additional 2', concerns of highway widening the ROW, how there is no grandfather clause for the concrete slab and history of building on when it was built, which the Planning & Zoning office will have to look into. The building itself will not be an issue with the RR ROW but during construction there is not enough room to the east to not encroach while building. The board discussed using the existing footprint to allow room, but Jason Carpenter explained it would be hard to not damage the concrete when jackhammering the holes. Jason explained the concrete will work for what he is using it for as it won't hold the structure as they will build around it. They could saw cut it back to the original size, create the footings and then pour the concrete back in.

- Motion by Chris Nebelsick, seconded by Steve Thiesse, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – nay, Thiesse – aye, Gosmire – aye, Bainbridge – nay, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

8. Consider a Plat of Tract 1 of Blacksten Addition in the NW1/4 of the SW1/4 of Section 2, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Scott Blacksten.

This request is located in W.190' of the S.311.5' of the N.711.5' of the SW1/4 of Section 2, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota.

Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: No concerns with the Plat.

- Motion by Dave Anderson, seconded by Ray Gosmire, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaallid – aye, Anderson – aye, motion carried.

9. Consider a variance application requested by Preston Skinner of:

1. +/- 40', creating a setback of +/- 35' from the house to the west property line, where the front yard setback is 75' in the Agricultural Residential District.
2. +/- 10', creating a setback of +/- 0' from the shed to the east property line, where the rear yard setback is 10' in the Agricultural Residential District.
3. +/- 21.909 acres, creating a lot size of +/- 5.096 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.

This request is located in Lot A of the SW1/4 of Section 14, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the variance application. The applicant was present to answer questions.

Discussion: The applicant, Preston Skinner, would like to build a shop on his parent's land for his business and to obtain financing the land needs to be in his name. The applicant's parents, Loren & Suzanne Skinner, are platting their land into Tract A & B. Tract A will remain in their name and Tract B will be transferred to Preston. There are some concerns with the east building being right on the property line and having no access to the back without encroaching on the RR ROW. The building is an existing one and has been okay for years. They will be sharing the same driveway on Tract A for access onto Tract B.

- Motion by Dave Anderson, seconded by Ray Gosmire, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaallid – aye, Anderson – aye, motion carried.

10. Consider a Plat of Tract A and Tract B of Skinner's Addition in the SW1/4 of Section 14, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Preston Skinner.

This request is located in Lot A of the SW1/4 of Section 14, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: There is a 30' wide access easement on Tract A for access to Tract B. No concerns with the Plat.

- Motion by Steve Thiesse, seconded by Chris Nebelsick, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

11. Consider a Conditional Use application to allow the construction & operation of a kennel of 12 or more domesticated animals in the Agricultural Residential District; at the request of Jordan Gerlach & Albert Juffer.

This request is located in Lot 4 of Strand's Subdivision in the NE1/4 of Section 16, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota.

Deputy Administrator Wegleitner gave an explanation of the Conditional Use application. The applicant was present to answer questions.

Discussion: Jordan Gerlach, the grandson of Albert Juffer, would like to start a kennel on his grandfather's land. Jordan & Albert would operate the kennel together and have plans for boarding 16 animals with possible expansion in the future. They have no plans on breeding animals. The board has advised them to check with USDA on their standards for pen sizes.

- Motion by Lewis Bainbridge, seconded by Mike Blaalid, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

12. Consider a Conditional Use application to construct four (4) wind energy towers in the Agricultural District; at the request of Brad & Peggy Greenway.

This request is located in NW1/4, less BP Pork Addition in the NW1/4 of the NW1/4 of Section 8, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota.

Deputy Administrator Wegleitner gave an explanation of the Conditional Use application. The applicant was present to answer questions.

Discussion: The applicants, Brad & Peggy Greenway, would like to construct 4 wind energy towers to supplement energy needs for their barns. The height of the towers will be 100' and turbines are 31' in diameter with a total height of 116.5'. The board asked if they have plans to sell energy and they don't. The expected output would cover about 88% of their electric use each year and very little is expected to go back to the grid. The board asked what the life of the towers is and the overall maintenance. There is no life expectancy of the towers itself, but the turbines are about 20-30 years. The maintenance can be done by themselves or hire someone, but the maintenance is very minimum. The only 2 moving parts are the 2 bearings and those are replaced every 20 years. The other maintenance is to climb up there to make sure no other issues are going on.

- Motion by Mike Blaalid, seconded by Steve Thiesse, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

13. Consider a variance application requested by Brad & Peggy Greenway of:

1. +/- 30', creating a setback of +/- 20' from the proposed wind towers to the west property line, where the minimum side yard setback is 50' in the Ag District.

This request is located in NW1/4, less BP Pork Addition in the NW1/4 of the NW1/4 of Section 8, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota.

Deputy Administrator Wegleitner gave an explanation of the variance application. The applicant was present to answer questions.

Discussion: The applicants, Brad & Peggy Greenway, are asking for a variance to keep the cost down on installing the power cables for the towers.

- Motion by Chris Nebelsick, seconded by Mike Blaalid, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

14. Consider a variance application requested by Ray Trudeau of:

1. +/- 22.48 Acres, creating a lot size of +/- 2.52 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.
2. +/- 22.29 Acres, creating a lot size of +/- 2.71 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.
3. +/- 22.88 acres, creating a lot size of +/- 2.12 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.

This request is located in East 1/2 of the SW 1/4 of the SE 1/4 of Section 3, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the variance application. The applicant was present to answer questions.

Discussion: The applicant, Ray Trudeau is creating lots for his children to build on. He is also putting in a road, Trudeau Court, for access to the back 2 lots. The design is due to the floodplain to the east as he was trying to keep buildable areas out of the floodplain. There is plenty of rural water and an existing driveway but it is in the floodplain.

- Motion by Mike Blaalid, seconded by Dave Anderson, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

15. Consider a Plat of Lots 1, 2, and 3; and Trudeau Court, all in Trudeau Addition in the East 1/2 of the SW 1/4 of the SE 1/4 of Section 3, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Ray Trudeau.

This request is located in East 1/2 of the SW 1/4 of the SE 1/4 of Section 3, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: The only comment made on the Plat was about the 20' wide drainage easement. Ray explained it is just surface drainage due to water coming from the west.

- Motion by Steve Thiesse, seconded by Dave Anderson, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

16. Consider Plat of Lot 5-A, a Subdivision of Lot 5 of North Maui's First Addition, a Subdivision of Lot 4 in the E1/2 of the W1/2 of Section 31, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Scott Palmer.
This request is located in Lot 5 of North Maui's First Addition, a Subdivision of Lot 4 in the E1/2 of the W1/2 of Section 31, T 104 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: The applicant, Scott Palmer, owns all of Lot 5. He is dividing his land into 2 separate parcels as he doesn't want all his land tied up into the bank. Lot 5-A will have access from Sara Ave.

- Motion by Dave Anderson, seconded by Ray Gosmire, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaallid – aye, Anderson – aye, motion carried.

17. Consider Plat of Lot 4 of D. & D. Long's First Addition, a Subdivision of Irregular Tract No. 3 in the NE1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Daren, Lisa, Devon & Ann Long.
This request is located in Irregular Tract No. 3 in the NE1/4 of Section 23, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: The applicants, Daren, Lisa, Devon & Ann Long, are platting out a piece of ground to build on in the future.

- Motion by Steve Thiesse, seconded by Dave Anderson, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaallid – aye, Anderson – aye, motion carried.

18. Additional Comments from the Group

- None

19. Set date and time for next meeting – June 4, 2024 @ 7:00 P.M.

20. At 8:17 P.M., a motion was made by Steve Thiesse, seconded by Mike Blaallid, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

June 4, 2024

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Lewis Bainbridge, Dave Anderson, Chris Nebelsick, Ray Gosmire (7:09P.M.), Jeff Bathke, & Karen Wegleitner.
 - Absent: Steve Thiesse & Mike Blaalid.
 - Guests: Josh Viet, Derek Mueller & Nancy Mueller.
3. Consider the amended agenda. To remove agenda item # 9.
 - Motion by Dave Anderson, seconded by Lewis Bainbridge, to approve the amended agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Chris Nebelsick, seconded by Dave Anderson, to approve the May 7, 2024 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a Conditional Use Permit application to operate a temporary asphalt batch plant in the Agriculture (AG) District for the resurfacing of HWY 42 at the request of Lucas VanEps from Duininck, Inc.

This request is located in SE1/4, except Miller Tract 1 & except Lot 1 of D & D 1st Addition of Section 4, T 101 N, R 60, W of the 5th P.M., Davison County, South Dakota. Administrator Bathke gave an explanation of the Conditional Use application. The applicant was available by phone to answer questions.

Discussion: The temporary asphalt batch plant will be assembled to resurface approximately 25 miles of HWY 42 from Ethan to the east. It is estimated to require 60,000-70,000 tons of asphalt, which will take five weeks to complete. No calls were received from abutting property owners. The project will start in 2024 and be completed in 2025. The trucks will exit the plant on 409th, travel south to 263rd, then go east to HWY 37 and south to the project on HWY 42. Discussion included the prep and recovery of the land and the smell of the asphalt. Lucas VanEps from Duininck, Inc. explained the company will comply with all DANR Regulations. Prior to the BOA hearing, Lucas will contact the Township Chairman to discuss the haul roads. P&Z Director Bathke has informed Lyle Lowrie, the contract blade operator. He had no concerns with the additional traffic.

- Motion by Dave Anderson, seconded by Chris Nebelsick, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – absent, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – absent, Anderson – aye, motion carried.

8. Consider a Conditional Use Permit application to allow extraction of sand, gravel, or minerals provided such uses meet requirements for conducting surface mining activities of SDCL 45-6B in the Agriculture (AG) District, at the request of Josh Viet from NextGen Ag Lime.

This request is located in NE1/4 of Section 32, T 104 N, R 61, W of the 5th P.M., Davison County, South Dakota. Administrator Bathke gave an explanation of the Conditional Use application. The applicant was available in person to answer questions.

Discussion: There was one phone call from the neighbor to the north, questioning the location of the mining. He also had concerns of the access easement and was instructed to contact the landowner to discuss. VanderPol Dragline, Inc. is currently mining on this property and several others have in the past.

Josh Viet explained the site will be on the north and west sides of the property. They plan to use the same haul route as the VanderPols. Josh will contact the township chair and HWY Superintendent regarding the haul route. Josh explained the process and purpose of extracting chalk rock.

- Motion by Ray Gosmire, seconded by Lewis Bainbridge, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

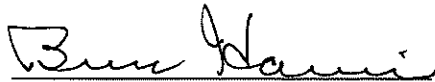
Haines – aye, Thiesse – absent, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaaid – absent, Anderson – aye, motion carried.

9. Additional Comments from the Group

- None.

10. Set date and time for next meeting – July 2, 2024 @ 7:00 P.M.

11. At 7:43 PM, a motion was made by Chris Nebelsick, seconded by Lewis Bainbridge, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines
Planning Commission Chairperson


Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

July 2, 2024

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire, Chris Nebelsick (call in), Jeff Bathke & Karen Wegleitner.
 - Absent: Mike Blaalid.
 - Guests: None.
3. Consider the proposed agenda.
 - Motion by Lewis Bainbridge, seconded by Ray Gosmire, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Dave Anderson, to approve the June 4, 2024 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a variance application requested by Jeffery Albrecht of:
 1. +/- 40', creating a rear and side yard setback of +/- 35', where the minimum setback is 75' for a shelterbelt in the Agricultural Residential District.This request is located in Lot 1 of Albrecht's Addition in the NE1/4 of Section 18, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota.
Deputy Administrator Wegleitner gave an explanation of the variance application. The applicant was not present to answer questions.
Discussion: Jeff Albrecht would like to put in a shelterbelt for a windbreak. The surrounding land is owned by his father and will not be used as crop ground.
 - Motion by Lewis Bainbridge, seconded by Dave Anderson, to recommend approval of the Variance Permit to the Board of Adjustment.**Roll call vote:**
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – absent, Anderson – aye, motion carried.
8. Additional Comments from the Group
 - None.
9. Set date and time for next meeting – August 6, 2024 @ 7:00 P.M.
10. At 7:12 P.M., a motion was made by Lewis Bainbridge, seconded by Lewis Bainbridge, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES
August 6, 2024

1. No Meeting.

PLANNING COMMISSION MINUTES

September 3, 2024

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire (call in), Mike Blaallid, Chris Nebelsick, Jeff Bathke & Karen Wegleitner.
 - Absent: None.
 - Guests: Richard Bailey, Tracy Bailey, Scot & Bev Vander Pol, Brian Eliason, Bryan Vander Pol, & Steve Thuringer.
3. Consider the amended agenda. Item #'s 11 (Plat), 12 (Wind Energy setbacks), 13 (CAFO setbacks), & 14 (Pipeline) were added.
 - Motion by Dave Anderson, seconded by Mike Blaallid, to approve the amended agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Chris Nebelsick, to approve the July 2, 2024 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a variance application requested by James & Glenda Hohn of:
 1. +/- 17.863 acres, creating a lot size of +/- 7.137 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.

This request is located in S1/2 of the NE1/4 of Section 16, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the variance application. The applicant was not present, but their relator, Brian Eliason, was to answer questions.

Discussion: James & Glenda Hohn are selling their property. They have a buyer for the agricultural land and need to Plat out the residence to sell the agricultural land. The residence will sit on less than 25 acres, which requires a variance permit.

- Motion by Lewis Bainbridge, seconded by Chris Nebelsick, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaallid – aye, Anderson – aye, motion carried.

8. Consider a Plat of Tract A of Glenda's Addition, in the S1/2 of the NE1/4 of Section 16, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of James & Glenda Hohn.

This request is located in S1/2 of the NE1/4 of Section 16, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was not present, but their relator, Brian Eliason, was to answer questions.

Discussion: The residence & agricultural land will have their own existing driveways. There were no questions or concerns with Plat.

- Motion by Mike Blaallid, seconded by Dave Anderson, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

9. Consider a conditional use application to allow the construction & operation of 20 self-storage units in the Agricultural Residential District; at the request of Tracy Bailey. This request is located in Lot 4, Block 1 of West Fifty 1st Addition, a Subdivision of Lot A-2, a Subdivision of Lot A in the SW1/4 of Section 23, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Conditional Use application. The applicant was present to answer questions.

Discussion: Tracy Bailey would like to build self-storage units. Her plan is to start with 10 units with the possibility of adding 10 more. The Planning and Zoning office received letters, emails and phone calls from abutting property owners asking for the board to deny her CUP due to increased traffic, safety for kids, increased crime risks, diminish property values, units being an eye sore and potential use for other purposes besides storage.

Tracy explained she started this process due to needing storage for her RV as there is no availability in Mitchell. Prior to purchasing the lot, she spoke with the abutting neighbors on their thoughts about her ideas for the property. Tracy explained that everyone she talked to had no issues, but left her phone number just in case questions or concerns arise. When she applied for the CUP and bought the property is when the neighbors started expressing their dislike for her ideas. Tracy addressed the concerns in the letters and would have worked with them if they called. She said she has no problem installing cameras and gates. She can limit access hours and put in her lease what is allowed to be stored. When the board asked about what the distance would be between the two buildings, Tracy wasn't sure due to the second building being a future expansion. It was explained to her the board doesn't operate like that and would need to know specifics.

Scot Vander Pol spoke about him and Tracy's conversation. He doesn't remember hearing about self-storage units or about a CUP, just storage. He said the area is meant for residential purposes and there is no guarantee the units will only be used for RV/sport vehicle storage. He has concerns about increased traffic, safety of the kids, property values decreased, who will maintain the road as Rumley Court is a private road and the units could be used for other activities like garage sales and vehicle maintenance. He asked the board to deny CUP. The board asked Scot if there are HOA fees and if the land to the west will be developed. Scot said there are no HOA fees and the buyer of the lot to the west as plans to build.

The board discussed how they need to make decisions based on the rules and the best use of the property. Most of the buildings in the area are residential. They would be more in favor if more commercial buildings were around. Since, that is not the case, they would like to keep it residential.

- Motion by Dave Anderson, seconded by Chris Nebelsick, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

Haines – nay, Thiesse – nay, Gosmire – nay, Bainbridge – nay, Nebelsick – nay, Blaalid – nay, Anderson – aye, motion denied.

10. Consider a variance application requested by Tracy Bailey of:

1. +/- 25', creating a setback of +/- 50' from the proposed shouse to the east property line, where the front yard setback is 75' in the Agricultural Residential District.

This request is located in Lot 4, Block 1 of West Fifty 1st Addition, a Subdivision of Lot A-2, a Subdivision of Lot A in the SW1/4 of Section 23, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the variance application. The applicant was present to answer questions.

Discussion: Tracy Bailey is asking for a variance to cut down on maintenance and snow removal of driveway. The board asked who does the snow removal on Rumley Court. One year Scot has and Zach, resident of Rumley Court, has another year.

- Motion by Chris Nebelsick, seconded by Mike Blaalid, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – nay, Thiesse – nay, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

11. Consider a Plat of Tract A of Windy Acres Addition, in the NW1/4 of the NE1/4 of Section 23, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Gerald & Joyce Tilberg.

This request is located in NW1/4 of the NE1/4 of Section 23, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was not present to answer questions.

Discussion: Property is described by measurements and in order to get a building permit, it has to be platted. There were no questions or concerns with Plat.

- Motion by Chris Nebelsick, seconded by Lewis Bainbridge, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

12. Wind Energy System setbacks discussion.

Discussion: In 2017 they proposed adding WES to the Ordinance but was withdrawn due to the lack of knowledge of WES. The board reviewed the proposed WES Ordinance and possible setbacks. The board was advised to review and make corrections before we go into the process of adopting this into the Ordinance.

13. CAFO setbacks discussion.

Discussion: The board discussed changing setbacks in the Agricultural Residential District.

14. Pipeline discussion.

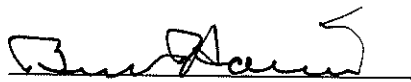
Discussion: The main topic of discussion is if we should regulate the pipeline.

15. Additional Comments from the Group

- None.

16. Set date and time for next meeting – October 1, 2024 @ 7:00 P.M.

17. At 9:17 P.M., a motion was made by Lewis Bainbridge, seconded by Dave Anderson, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

October 1, 2024

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Ray Gosmire, Lewis Bainbridge, Dave Anderson, Jeff Bathke, & Karen Wegleitner.
 - Absent: Chris Nebelsick, Steve Thiesse & Mike Blaalid.
 - Guests: Craig Tischler.
3. Consider the proposed agenda.
 - Motion by Lewis Bainbridge, seconded by Dave Anderson, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Lewis Bainbridge, seconded by Ray Gosmire, to approve the September 3, 2024 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a variance application requested by Ken Johnson of:
 1. +/- 68', resulting in a front yard setback of 7' for the existing residence, where the minimum front yard setback is 75' in the Agricultural Residential District. On September 21, 2021, a front yard setback of +/- 30' was granted to the previous owner. However, the previous owner did not build the structure in accordance with the approved variance.
 2. +/- 68', resulting in a front yard setback of 7' for the proposed garage, where the minimum front yard setback is 75' in the Agricultural Residential District.

This request is located in Lot 18 of River Bluff's Addition in the NW1/4 of Section 12, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota.

Deputy Administrator Wegleitner gave an explanation of the variance application. The applicant called in to answer questions.

Discussion: Ken Johnson bought the property in August of 2024 from the Schoenenberger family. Mr. Johnson came in our office to get a building permit to add a garage. We informed him the residence was not built where instructed or approved by the Board of Adjustment, and that he would need to apply for a new variance. The Schoenenberger's asked for a +/- 30' front yard setback back in September of 2021, but ended up building the residence +/- 7' from the property line. We explained to the board the right-of-way will have to stay and be maintained and the septic tank & utilities in the right-of-way is out of the boards control. Our office heard from one abutting neighbor with no concerns. The board asked Mr. Johnson if the previous owners shared property lines or pins when purchased. Mr. Johnson stated they did not, and he assumed the property lines were near the utilities. The board asked if he has any remedies with the previous owners. Mr. Johnson stated no. Craig Tischler, the seller's real estate agent, stated the sellers are aware of the issues. The board discussed possible remedies to fix the issues as their biggest concern is the location of the septic drain field. They discussed moving the structure, demolishing the structure or Mr. Johnson walking away from the property and getting his money back. Mr. Johnson stated he has stopped all construction on the house until a decision has been made.

- Motion by Dave Anderson, seconded by Ray Gosmire, to recommend approval of the Variance Permit on the existing residence to the Board of Adjustment.

Roll call vote:

Haines – nay, Thiesse – absent, Gosmire – aye, Bainbridge – nay, Nebelsick – absent, Blaaid – absent, Anderson – aye, motion denied.

- Motion by Dave Anderson, seconded by Ray Gosmire, to recommend approval of the Variance Permit for the proposed garage to the Board of Adjustment.

Roll call vote:

Haines – nay, Thiesse – absent, Gosmire – aye, Bainbridge – nay, Nebelsick – absent, Blaaid – absent, Anderson – aye, motion denied.

8. Additional Comments from the Group

- None.

9. Set date and time for next meeting – November 12, 2024 @ 7:00 P.M.

10. At 8:00 PM, a motion was made by Lewis Bainbridge, seconded by Dave Anderson, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

November 12, 2024

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Ray Gosmire, Lewis Bainbridge, Steve Thiesse, Jeff Bathke, & Karen Wegleitner.
 - Absent: Chris Nebelsick, Dave Anderson & Mike Blaallid.
 - Guests: Pat Gathman, Brenda & Dennis Ellwein, Taylor & Pat Feterl, Zach Schroder, and Cole Christian.
3. Consider the proposed agenda.
 - Motion by Ray Gosmire, seconded by Lewis Bainbridge, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Lewis Bainbridge, seconded by Ray Gosmire, to approve the Oct. 1, 2024 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a Plat of Lot B of Big Bend Addition in the NW1/4 of Section 1 and the NE1/4 of Section 2, all in T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Dennis & Brenda Ellwein.

This request is located in NW1/4, except Lot A of Section 1 and NE1/4 of Section 2 all in T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota. Administrator Bathke gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: The Ellwein's explained they were platting the property for estate planning due to a recent access request by a neighbor.

 - Motion by Steve Thiesse, seconded by Lewis Bainbridge, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – absent, Blaallid – absent, Anderson – absent, motion carried.

8. Consider a Plat of Lot A-3, a Subdivision of Lot A-1 of N. Boyden First Addition, a Subdivision of the SE1/4 of the NE1/4 of Section 23, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Railroad Pines, LLC.

This request is located in Lot A-1 of N. Boyden First Addition, a Subdivision of the SE1/4 of the NE1/4 of Section 23, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota. Administrator Bathke gave an explanation of the Plat proposal. The applicant was not present to answer questions.

Discussion: Discussion included the previous plat of Lot A-2 in July of 2023. The current plat is in the ETJ, so a 25 acre minimum is not required.

 - Motion by Lewis Bainbridge, seconded by Ray Gosmire, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – absent, Blaallid – absent, Anderson – absent, motion carried.

9. Consider a Plat of Lot 1 of Feterl Addition in the NE1/4 of Section 4, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Darwin Everson.

This request is located in NE1/4, except H1, H3, P1, P2, & Lot A of Everson's Addition of Section 4, T 104 N, R 60, W of the 5th P.M., Davison County, South Dakota. Administrator Bathke gave an explanation of the Plat proposal. The applicant was not present to answer questions.

Discussion: Pat Feterl, who is purchasing the property, explained he intends to parcel off a section of the land for his son Taylor to build a home on, in the future. A variance request will be heard at that time. The approach for the future residence already exists.

- Motion by Ray Gosmire, seconded by Steve Thiesse, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – absent, Blaaid – absent, Anderson – absent, motion carried.

10. Consider a Plat of Tract 3 in the West 626.84 Feet of Lot 5 of Crane's Addition, in the SE1/4 of Section 34, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Ronald & Michele Riggs.

This request is located in W.626.84' of Lot 5 of Crane's Addition in the SE1/4 of Section 34, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota.

Administrator Bathke gave an explanation of the Plat proposal. The applicant was not present to answer questions.

Discussion: Discussion included the previous plat of Tract 1 in April of 2022 and Tract 2 in May of 2023. The current plat is in the ETJ, so a 25 acre minimum is not required. The remaining 60' on the east side will provide access to the remaining land to the north. The drainage ditch to the east was also discussed. The driveways for Tract 1 and Tract 2 have a connecting culvert, which T's into a culvert under 256th St.

- Motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – absent, Blaaid – absent, Anderson – absent, motion carried.

11. Consider a variance application requested by South Dakota Soybean Processors, LLC for an on-site exterior sign with a total surface area of 201.74'. The maximum area in the Agricultural District for an on-site exterior sign is 100 square feet.

This request is located in NW1/4, except Lot A of Johnson's Subdivision, H1, H2, & RY of Section 11, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota.

Administrator Bathke gave an explanation of the variance application. The applicant was present to answer questions.

Discussion: Discussion included a detailed presentation and description of the sign and location by Cole Christian from A1 Development Solutions and Pat Gathman, General Manager of High Plains Processing. Gosmire asked if the sign could be moved farther south to avoid driver distraction looking at the sign and causing an accident on the intersection. Both presenting explained they looked at several locations and considered proximity to the houses on HWY 37, the water line, electricity, and the rail. The proposed location was the best choice considering all factors.

- Motion by Steve Thiesse, seconded by Bruce Haines, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – nay, Bainbridge – aye, Nebelsick – absent, Blaalid – absent, Anderson – absent, motion carried.

12. Additional Comments from the Group

- Administrator Bathke asked the Planning Commission if they have had time to review the current ordinance. Chairman Haines requested this be put on the December Agenda. Specifically, they will consider changes to setbacks.

13. Set date and time for next meeting – December 3, 2024 @ 1:15 P.M.

14. At 7:37 PM, a motion was made by Steve Thiesse, seconded by Lewis Bainbridge, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

December 3, 2024

1. Chairman Haines called the meeting to order at 1:15 P.M.
2. Roll call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Ray Gosmire, Chris Nebelsick, Lewis Bainbridge, Dave Anderson, and Karen Wegleitner.
 - Absent: Jeff Bathke and Mike Blaalid.
 - Guests: Ashton Connell.
3. Consider the amended agenda. To add agenda item # 8, Bartscher Plat.
 - Motion by Chris Nebelsick, seconded by Lewis Bainbridge, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Ray Gosmire, seconded by Steve Thiesse, to approve the November 12, 2024 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a conditional use application requested by Ashton & Levi Connell to operate auto sales or vehicles, including trailers and salvage yard-recycling center to include towing in the Agricultural District.

This request is located in Lot A in the SE1/4 of Section 5, T 104 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Conditional Use application. The applicant was present to answer questions.

Discussion: Ashton explained she lives 7 miles from the property and between her and other members of her family, they plan on cleaning up the property by crushing and getting rid of vehicles hopefully within a year. They would like to use the trees on the west end of the property as a buffer for inoperable vehicles used for parts and the nicer sellable vehicles up front. They have had problems with theft of car parts and have installed lights and security cameras to help deter theft. They have no plans to do commercial towing as they only want to be able to tow vehicles in and out of the property.

The board discussed concerns of property becoming worse and how do they ensure it doesn't. They have concerns of rodents, weeds, an unpassable driveway, and unable to mow lawn due to junk. Ashton explained her and her family took over the property to clean it up and to generate an income to keep property. Different conditions to place on the permit were discussed amongst the board. The board voted to recommend approval to operate auto sales or vehicles, including trailers with no conditions and recommended approval to operate a salvage yard-recycling center to include non-commercial towing with the condition to limit inoperable vehicles to a number determined by the Board of Adjustment. Project and restorative vehicles are not included in the inoperable vehicle count.

- Motion by Dave Anderson, seconded by Ray Gosmire, to recommend approval of the Conditional Use Permit to operate auto sales or vehicles, including trailers to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye,
Blaalid – absent, Anderson – aye, motion carried.

- Motion by Dave Anderson, seconded by Chris Nebelsick, to recommend approval to the Board of Adjustment for the Conditional Use Permit to operate a salvage yard-recycling center to include non-commercial towing with the condition to limit inoperable vehicles to a number determined by the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye,
Blaalid – absent, Anderson – aye, motion carried.

8. Consider a Plat of Tract A of Tanya's Addition in the NW1/4 of Section 35, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Jon & Tanya Bartscher.

This request is located in E.60 acres of the NW1/4 of Section 35, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was not present to answer questions.

Discussion: Jon Bartscher has plans to build in the spring of 2025. To obtain a building permit, his land needs to be platted as it is described by measurements. A variance is not required.

- Motion by Chris Nebelsick, seconded by Steve Thiesse, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye,
Blaalid – absent, Anderson – aye, motion carried.

9. Additional Comments from the Group
10. Set date and time for next meeting – January 7, 2025 @ 1:15 P.M.
11. At 2:30 PM, a motion was made by Lewis Bainbridge, seconded by Chris Nebelsick, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines
Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning